



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 9, 2006

VI.4.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-38/PARCEL MAP PM-05-208
2690 ORANGE AVENUE

DATE: DECEMBER 29, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

DESCRIPTION

The applicant proposes to convert an existing single-story triplex into a common interest development (condominiums), which would allow the units to be sold independent of one another.

APPLICANT

Bettyann Grout is the property owner and applicant for this project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2690 Orange Avenue Application: PA-05-38/PM-05-208

Request: To convert an existing single-story triplex to a common interest development (condominiums).

Zone: R2-MD North: Surrounding properties

General Plan: Medium Density Residential South: are all residentially

Lot Dimensions: Irregular (Corner lot) East: zoned and

Lot Area: 9,750 sq.ft. West: developed.

Existing Development: Single-story triplex with a single-car carport for each unit.

DEVELOPMENT STANDARD COMPARISON

Development Standard Code Requirement Proposed/Provided

Lot size:		
Lot width	100 ft.	65 ft.*
Lot area	12,000 sq.ft.	9,750 sq.ft.*
Density: Zone/GP	1 du/ 3,630 sq.ft.	1 du/ 3,250 sq.ft.*
Building coverage – overall project:		
Buildings	NA	33% (3,186 sq.ft.)
Paving	NA	5% (500 sq.ft.)
Open Space	40% (3,900 sq.ft.)	62% (6,064 sq.ft.)
TOTAL	100%	100%
Min. private open space dimension	10 ft. by 10 ft. min.	11 ft. min. dimension
Building Height:	2 stories/27 ft.	1 story/11 ft.
Setbacks:		
Front	20 ft.	32 ft.
Side (left/right – abuts Orange Avenue)	5 ft./10 ft.	5 ft./11 ft.
Rear	10 ft.	5 ft.*
Parking:		
Covered	3	3
Open	5	2
Guest	2	0
TOTAL	10	5*

CEQA Status Exempt, Class 1 and 15 (Existing Facilities and Minor Land Divisions)

Final Action Planning Commission

* Existing, nonconforming.

BACKGROUND

The subject property is located on the southeast corner of Mesa Drive and Orange Avenue. The lot contains a triplex with a single-car carport per unit. The property owner proposes to convert the three apartment units into condominiums.

Pursuant to Code Section 13-42(g), Planning Commission review is required when occupied apartments are proposed to be converted to a common interest development. The review is required to confirm compliance with applicable development standards and to consider potential impacts on the rental housing supply and displacement of tenants if the City's vacancy rate is below 3%.

The owner is also processing a parcel map that will facilitate the conversion. The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another.

ANALYSIS

Common interest developments must comply with additional development standards above those applicable to apartments. These additional development standards include provision of a 10-foot by 10-foot private open space for each unit, having a break in the front plane of the building of at least 4 feet every 2 dwelling units, and provision of on-site lighting. The existing development already complies with the common interest development requirements.

The existing development is situated on a lot with nonconforming lot width and lot area. The triplex was constructed in 1953 and is legal, nonconforming because the density, number of parking spaces, and rear (south) side setback do not comply with current Zoning Code requirements – whether apartments or condominiums. The proposed change in the type of ownership will not increase the project's degree of nonconformity.

Approval of the conversion will satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City. However, City Council is concerned that conversions may diminish the supply of rental housing and displace residents unreasonably, particularly senior citizens, low- and moderate-income families, and families with school-age children. Consequently, City Council established a "critical vacancy rate" of 3% as the threshold for discouraging conversion of apartments to common interest developments. When the citywide rental vacancy rate is 3% or less, Planning Commission may deny any requested conversions. The latest census data indicates the City's rental vacancy rate is 2.97%.

The property contains a 1-bedroom, 2-bedroom, and a 3-bedroom unit. The tenants are currently charged \$1,050 a month in rent for the 1-bedroom unit, \$1,100 for the 2-bedroom unit, and \$1,200 for the 3-bedroom unit. The current affordable rental rates established by United States Department of Housing and Urban Development (HUD) are as follows:

Bedrooms	1	2	3
Rent – Very Low Income	\$757	\$852	\$946
Rent – Low Income	\$908	\$1,022	\$1,136
Rent – Moderate Income	\$1,023	\$1,234	\$1,762

Based on this information, the monthly rent for the existing 2- and 3-bedroom units are lower than current affordable rental rates for “Moderate Income” households only. The monthly rent exceeds the affordable rental rates for “Low and Very Low Income” households. Therefore, the conversion of the units would not result in a loss of affordable units for the “Low and Very Low Income” households. The City is only .03% below the adopted vacancy rate threshold; therefore, it is staff’s opinion that this proposal meets the goal of the General Plan’s housing Element to provide additional home ownership opportunities, and does not substantially impact availability of affordable rental housing.

The property owner notified existing tenants in June 2005, of her intent to convert the units into condominiums and will offer right of first refusal to the tenants, with terms more favorable than those offered to the general public. As conditioned, if the tenants confirm that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service. According to the owner, two of the three tenants have expressed interest in purchasing their units.

As required by Code, a property inspection report as well as a termite report was submitted, and a City property inspection report was prepared. Based on those reports, Planning staff’s inspection of the site, and to allow a general upgrading of the site, staff recommends the following improvements:

1. All exterior, interior, and landscaping upgrades as described in the applicant’s “Description/Justification”. Landscape and irrigation plans shall be submitted to the Planning Division for review and approval as part of the plan check submittal package.
2. Treat termite infestations as recommended by a termite control company.
3. Seal soil level in planter outside the front door of the rear unit to prevent moisture from entering the structure.
4. Replace all cracked or broken glass windows.
5. Replace or repair cracked sidewalk and driveway areas under the direction of the Planning Division.

A list of building and electrical corrections or upgrades is also included in the conditions of approval.

If the Planning Commission approves the conversion, the parcel map will facilitate the ownership housing project. The map is in compliance with the requirements of the Subdivision Map Act and Chapter XI (Subdivision) of the Zoning Code. A condition is

included requiring the CC&Rs prohibit parking in front of the unit C garage due to inadequate driveway length and all garages shall be used for vehicle parking only.

ALTERNATIVES

The units could still be rented without the site upgrades, if the request is denied.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Sections 15301 and 15315.

CONCLUSION

Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities. In staff's opinion, conversion of the units will not diminish affordable housing stock. Additionally, current tenants will be offered right of first refusal to purchase, or the property owner will pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase. The parcel map is also in compliance with applicable State and City requirements.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Inspection Reports
 Location Map
 Plans
 Tenant Correspondence

cc: Deputy City Manager - Dev. Svs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Bettyann Grout
 3633 Buena Vista St.
 San Diego, CA 92109

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-05-38 AND PARCEL MAP PM-05-208**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bettyann Grout, property owner, with respect to the real property located at 2690 Orange Avenue, requesting approval of the conversion of a triplex to a common interest development (condominiums), in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 9, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-05-38/Parcel Map PM-05-208 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-05-38/Parcel Map PM-05-208 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9th day of January 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 9, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(10) in that, although the critical vacancy rate is less than the rate established in Section 13-42(c) (Residential Common Interest Development Conversions), the condominium conversion will not substantially diminish affordable housing stock within the City. Conversion of the apartments will result in a general upgrading of the property, as well as providing additional home ownership opportunities within the City. A condition is also included to require that current tenants be offered right of first refusal to purchase, or the property owner pay registration fees for an apartment search service to help them find a new apartment if they decide not to purchase.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 - a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
 - e. The cumulative effect of all the planning applications has been considered.
- C. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- D. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- E. The subject property is physically suitable to accommodate PM-05-282 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- F. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- G. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.

- H. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- I. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Sections 15301 and 15315.
- J. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. The following improvements shall be made:
- a. All exterior, interior, and landscaping upgrades as described in the applicant's "Description/Justification" submitted as part of this application. Landscape and irrigation plans shall be submitted to the Planning Division for review and approval as part of the plan check submittal package. This condition shall be completed under the direction of the Planning Division.
 - b. Treat termite infestations as recommended by a termite control company.
 - c. Seal soil level in planter outside the front door of the rear unit to prevent moisture from entering the structure.
 - d. Replace all cracked or broken glass windows.
 - e. Replace or repair cracked sidewalk and driveway areas under the direction of the Planning Division.
2. The address of individual units shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the wall in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.
5. Applicant shall contact the Building Safety Division, prior to the release of utilities for any units, to provide proof that the Uniform Building Code requirements for condominiums have been satisfied, to obtain a change of occupancy permit, and to complete any additional paperwork created through this conversion.
6. The site plan shall show provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
7. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-05-38/PM-05-208 shall be blueprinted on the face of the site plan.
8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the final Building Division inspections. This

inspection is to confirm that the conditions of approval and code requirements have been satisfied.

9. The applicant shall offer the existing tenants right of first refusal to purchase the units with terms more favorable than those offered to the general public. If the existing tenants confirm in writing that they are not interested in purchasing the units, the property owner will pay the registration fee for an apartment referral service.
10. The applicant shall show proof of compliance with all applicable conditions of approval and code requirements prior to recordation of the final map. This condition shall be completed under the direction of the Planning Staff.
11. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following parking-related requirements: (1) require that the homeowner's association (HOA) require homeowners to maintain an unobstructed area in their enclosed garages to allow parking of vehicles instead of any other purpose (e.g. storage), (2) prohibit parking in the driveway in front of the garage for Unit C, and (3) require that the HOA contract with a towing service to enforce the parking regulations. Any subsequent revisions to the CC&Rs related to these parking provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
- Bldg. 12. The following Building Division corrections shall be made:
 - a. Provide smoke alarms at locations referenced by the California Building Code.
 - b. Re-wire for current California Electrical Code circuitry for bathrooms, kitchen counter tops, and outdoors.
 - c. Provide receptacles so that no point on kitchen counter top is more than 2 feet away.
- Eng. 13. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

CITY OF COSTA MESA PLANNING APPLICATION

PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address: 2690 ORANGE AVE.

2. Fully describe your request: REQUESTING TO CONVERT AN EXISTING ONE STORY TRI-PLEX INTO A COMMON INTEREST DEVELOPMENT (CONDOMINIUMS), AFTER COMPLETING IMPROVEMENTS TO PROPERTY AS LISTED ON ATTACHED PAGES.

3. Justification:

A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

4. This project is: (check where appropriate)

☐ In a flood zone.

☐ In the Redevelopment Area.

☐ Subject to future street widening.

☐ In a Specific Plan Area.

☐ Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Bettyau Jnt

Date

10-24-05

PLANNING DIVISION - CITY OF COSTA MESA
DESCRIPTION/JUSTIFICATION

Application #:

Environmental Determination:

Address: 2690 ORANGE AVE

1. Fully describe your request:

THIS IS A REQUEST TO APPROVE A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES.

2. Justification

- A.** For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
- B.** For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.
☐ Subject to future street widening.

☐ In the Redevelopment Area.
☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Pattyaau Jnt

Date

9- -05

13

2690 Orange Ave
Description/Justification

This single story triplex is, in fact, three separate, already unique, cottage-like units...each with their own back and front yard space and garage areas. We plan to restore charm and character to this lovely property. We appreciate that it is located in one of Costa Mesa's most beautiful neighborhoods and we plan on adding greatly to the appeal and uniqueness of the area.

It is to that end that we plan on *at least*, the following improvements.

EXTERIOR

Stucco exterior of all structures will be repaired and painted to the highest standard. (Colors attached).

Wood details and trim to be repaired and painted. (White)

New front doors to be installed and painted accent colors.
(Colors TBD)

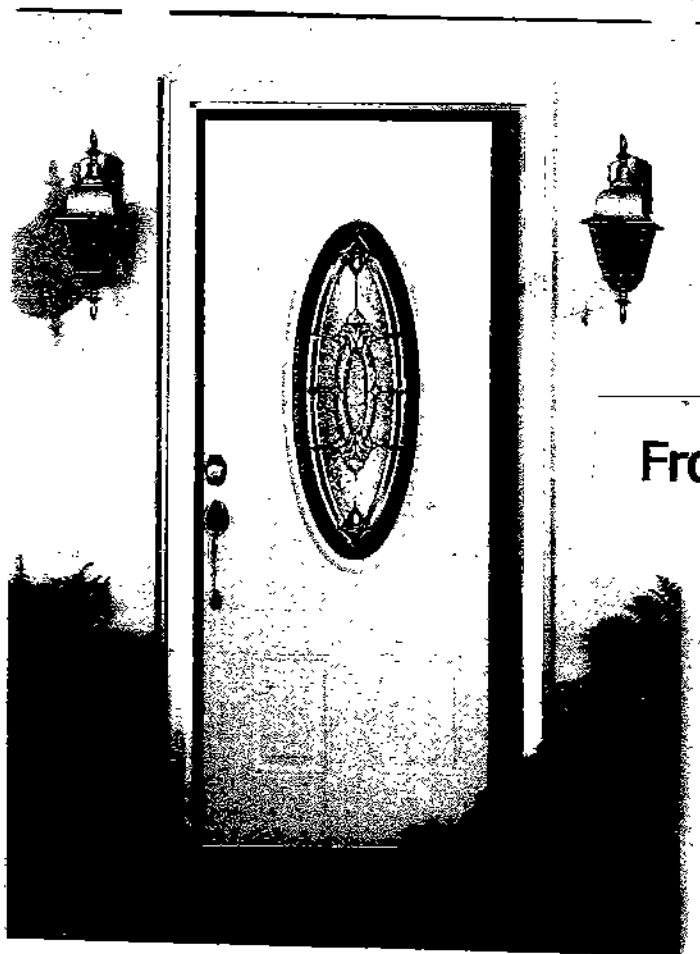
Awnings and shutters a possibility... if needed to enhance character.

Roof fascia to be repaired and painted.

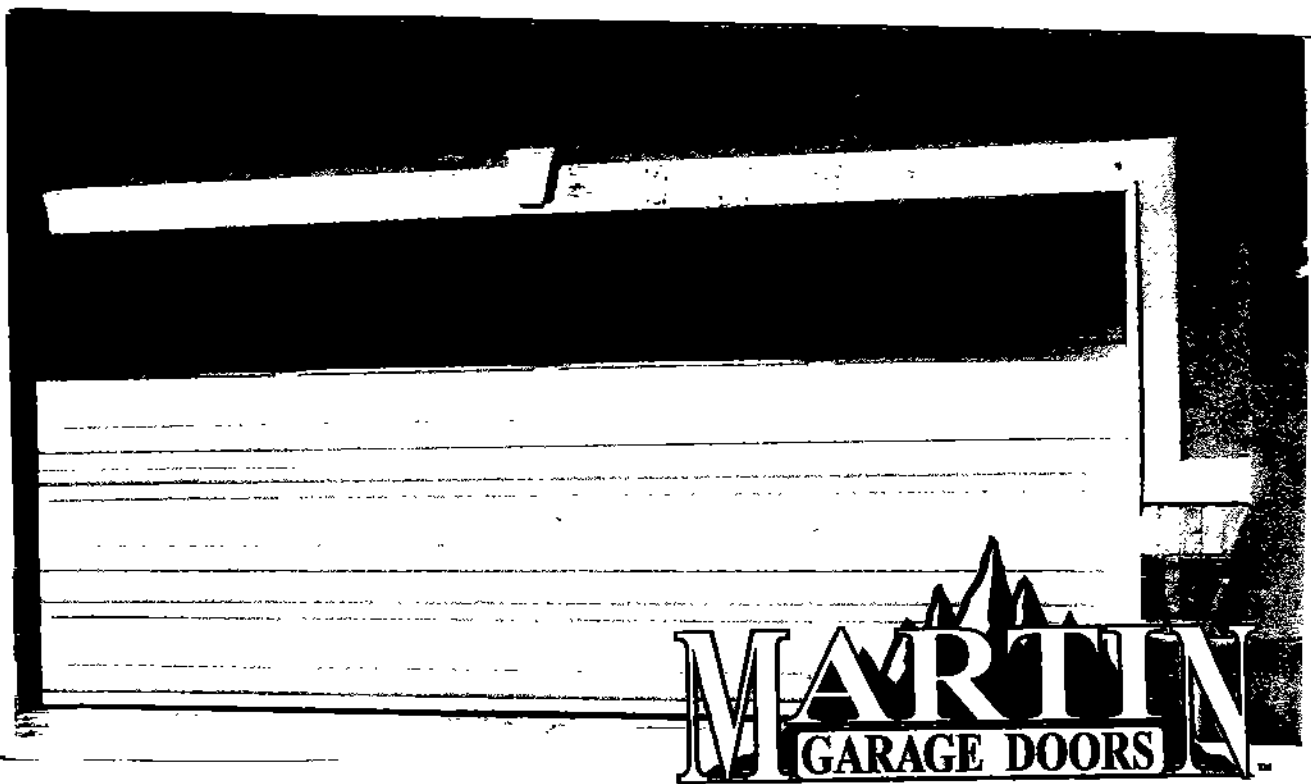
Aluminum Sectional RC Garage doors to be installed (See attachment)

The aluminum frame front window on unit C to be replaced with a wood frame window to match others

Six foot wood fences built to separate back yards of the units.
Painted the unit "body" color



Front Doors



Garage Doors

www.martindoor.com



View of 3' Picket Fence on Mesa Drive
(now painted Behr 'Quail Ridge')

INTERIOR

**Interiors to be repaired and painted to the highest standard.
Colors TBD.**

Bathrooms: New cabinets, counters and fixtures. (Attachment)

**Kitchens: New appliances, cabinets, counters and fixtures.
(Attachment)**

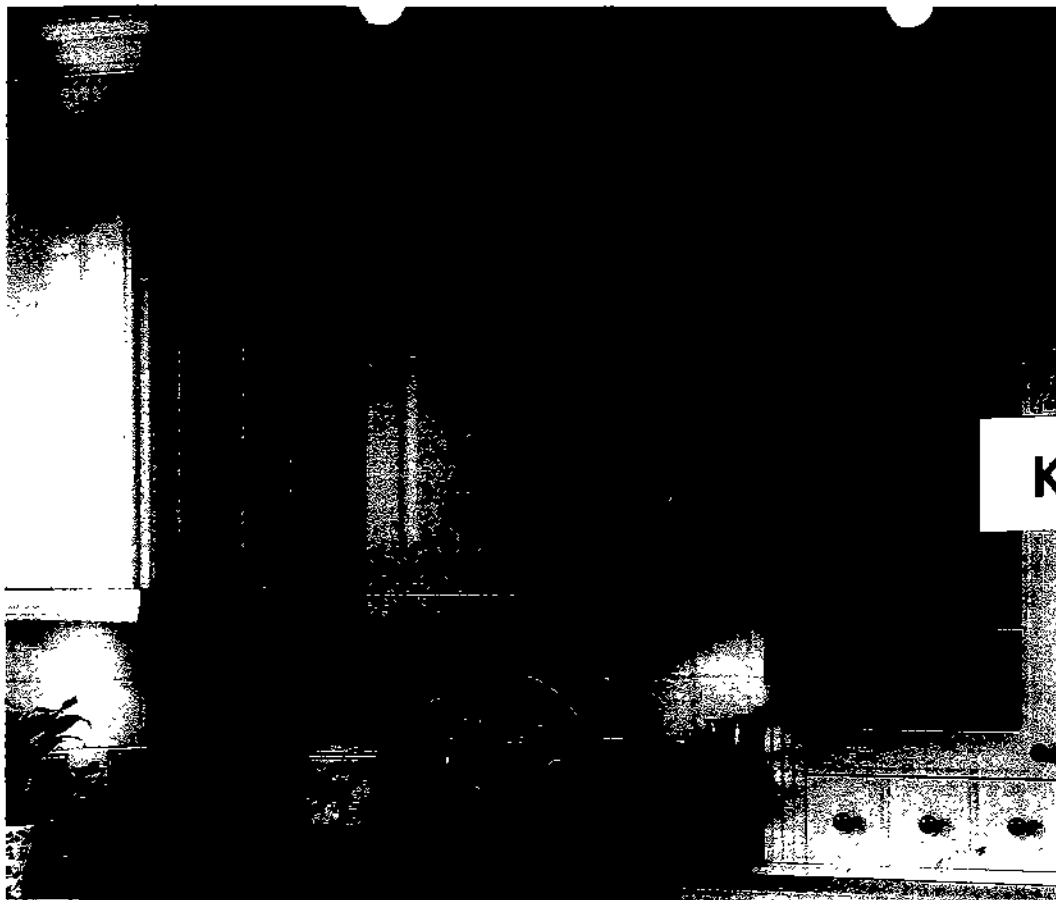
**Carpet and Pergo flooring to be installed throughout units.
(Attachment)**

Interior doors to be replaced as needed.

Closet doors to be replaced as needed.

FAUs and Water heater's replaced as needed.

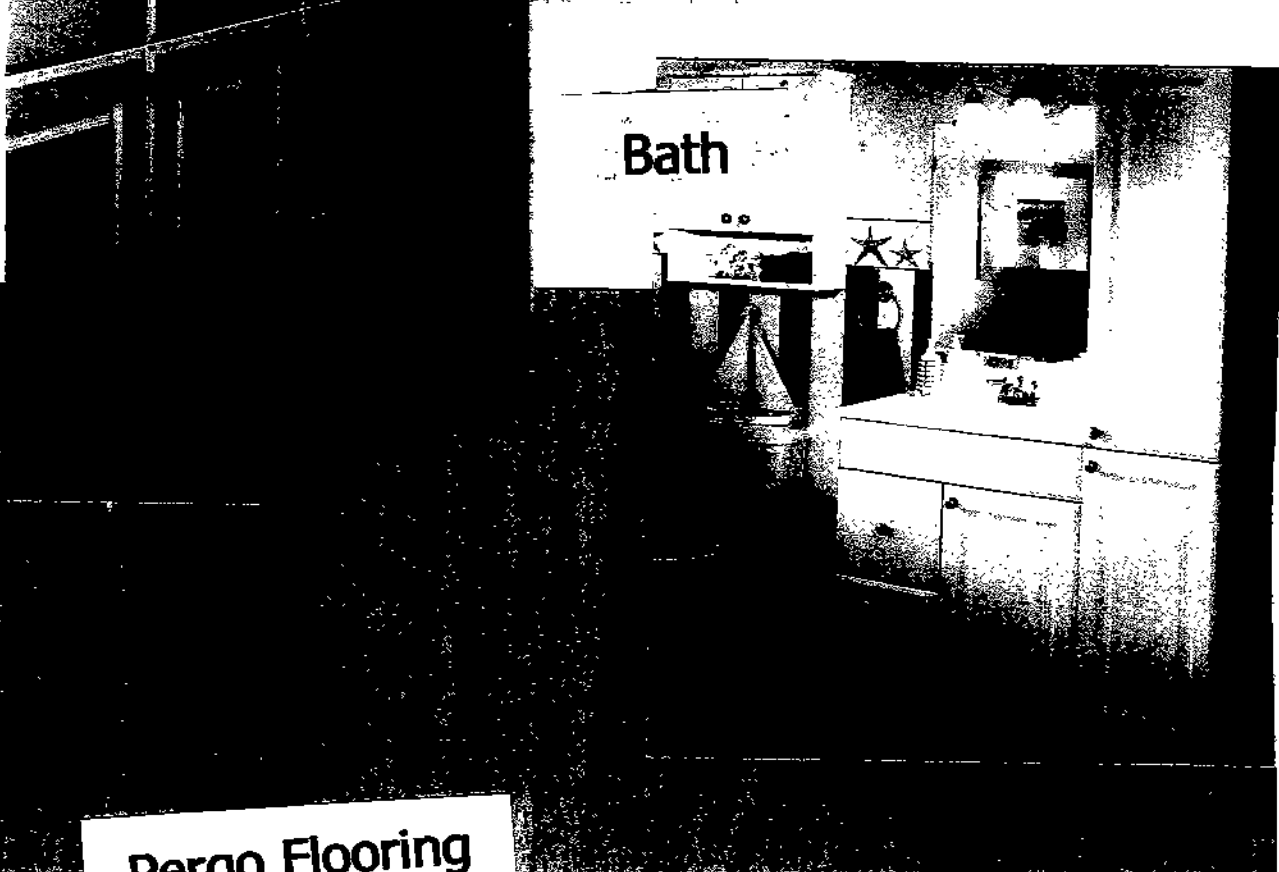
Outlets grounded and GFI's added where needed



Kitchen



Bath



Pergo Flooring

LANDSCAPE

A tropical theme will be carried out consistently along Mesa Dr. and Orange Ave. (Attachment)

Five new, large double and triple king palms will set the mood. (1)

Existing specimen Hibiscus (2) and Philodendron(3) will be kept.

Additional Philodendron (4) will be used for continuity.

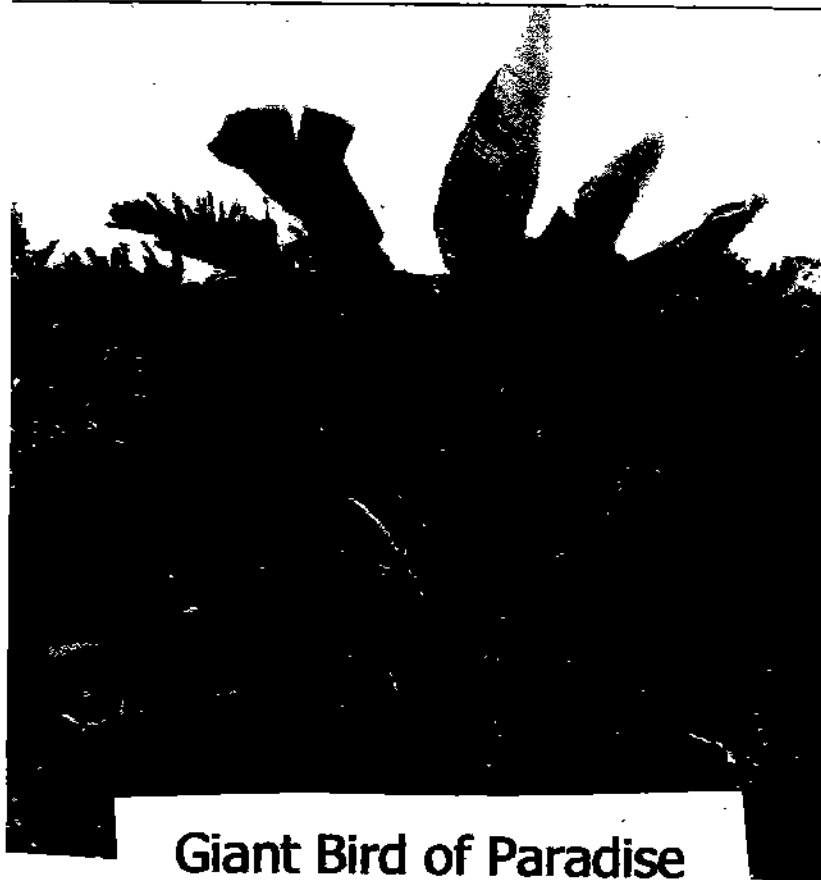
Giant Birds of Paradise will also be used.(5)

Agapanthus and Impatiens to be used throughout to complete tropical theme.

Sod to be installed in front area of Units B & C to complement existing large lawn area in front of corner Unit A.

All existing foliage to be cleaned up and detailed

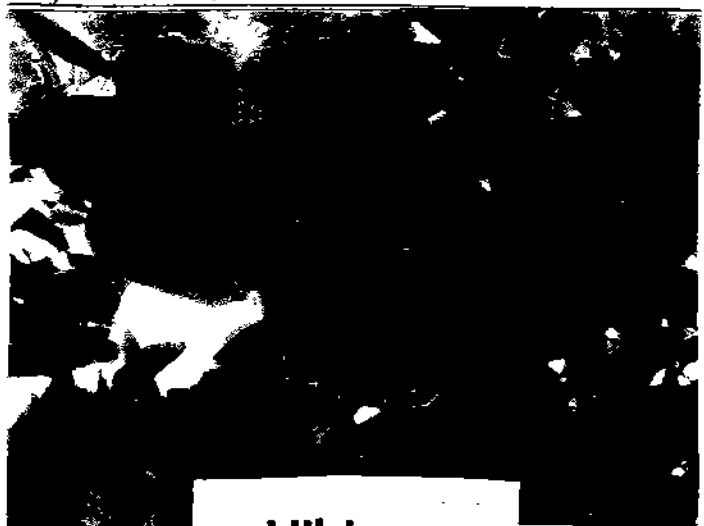
3' Wood picket fence to surround property on street-side property line. (Painted structure "body" color)



Giant Bird of Paradise



Agapanthus



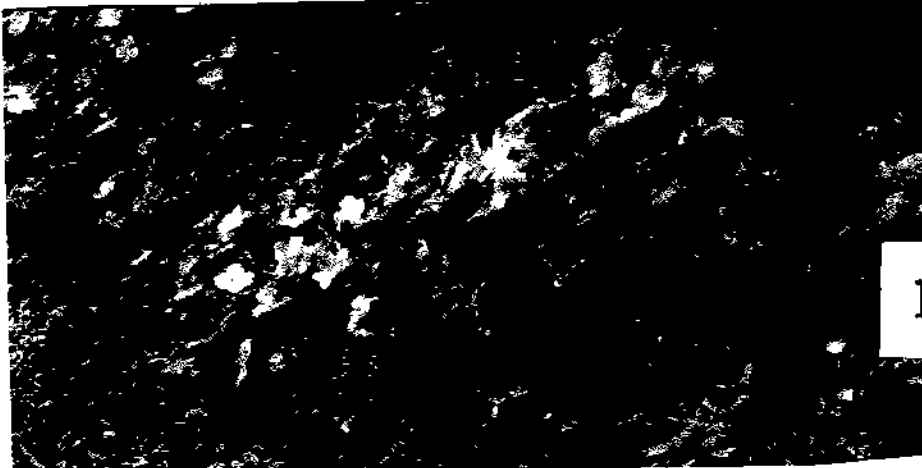
Hibiscus



King Palms



Philodendron



Impatiens

**CITY OF COSTA MESA
DEVELOPMENT SERVICES
BUILDING SAFETY DIVISION
77 FAIR DRIVE, P.O. BOX 1200
COSTA MESA, CALIFORNIA 92628 -1200
714-754-5629**

11-3-05
9 AM

DATE: 11-14-05

PROJECT : Residential Common Interest Development Conversion

ADDRESS: 2690 Orange PA-05-38

CITY: COSTA MESA

Per sec.13-42 (f), (2) City of Costa Mesa zoning code. A property review inspection was conducted. The following items were noted. There are 3 units, corrections apply to each unit.

BUILDING :

- 1) Provide smoke alarms at locations referenced by the California Building Code.

ELECTRICAL:

- 1) Re-wire for current California Electrical Code circuitry for bathrooms and kitchens.
- 2) Provide GFCI protection for receptacles in garages, bathrooms, kitchen counter tops, and outdoors.
- 3) Provide receptacles so that no point on kitchen counter top is more than 2 feet away.

Bill Nunes

KEMMERER DESIGN ARCHITECTURE, INC.
228 Crest Avenue
Huntington Beach, CA 92648
Tel. 714.655.3139
Fax. 714.969.9059

September 26, 2005

Property Observation Report: General Building Location, Type and Materials

Property: 2690 Orange Ave.
Costa Mesa, CA 92627

Owner: Bettyann Dent & Taylor Dent
3633 Buena Vista Street
San Diego, CA 92109

Location: The property is located on the northwest corner of Orange and Mesa Ave. The neighborhood consists of single family and multi-family residences ranging in age from new to 50 years old.

Configuration: The property consists of three individual structures. Unit C(670 sq.ft.) is one bed, one bath, 1 car garage and is completely detached. Unit A(809 sq.ft.) is 2' bed, 1 bath & B(1040 sq.ft.) is 3 bed, 2 bath. Units A&B attached by adjoining 1 car garages. Each unit has fenced back and front yards.

Access: Each Unit has its own private entry off Orange Ave. Each unit also has its own secondary entry to their respective backyards. The garages and driveway parking space are serviced by Orange Ave. There is ample additional parking on Orange Ave. directly in front of units.

Roof: Flat, rock and asphalt

Foundation: The foundations are concrete slab on grade with concrete footings.

Mechanical: Each Unit has it's own water heater and heating system. Existing Kitchens are equipped with stoves, refrigerators and ovens. Washers and dryers are also hooked up. Owners plan to replace all appliances and water heaters and heating systems if needed, upon subdivision approval.

Electrical: Each unit has a separately metered electrical panel. There is no common area electrical system.

Plumbing: There are currently two water meters. One services Unit A and one services units B & C. The owners are in process of installing a third meter to service unit C, leaving existing 2nd service for unit B. There will be no common water service.

Construction: The structure was reportedly built in the 1960's. It is constructed of a wood frame, with a stucco and wood trim exterior and wood framed single-glazed windows. Interiors are finished with gypsum board and paint. Owners plan to replace doors and windows as needed upon condo plan approval.

Landscape: Unit A has a large front yard lawn. Units B & C have smaller front yard lawn areas. Palm trees, giant Birds of Paradise, Oleanders, and Agapanthas will create a common landscape theme.

Disclaimer: This document has been prepared to observe, in general the, building location, building type, and materials. This document does not report any conditions regarding lifespan or damage to existing building materials. Any specific investigations or reports (Termite, Thermal Moisture Protection, etc.) shall be performed as required and by the Owners consultants and not by KDA, Inc. The Architect (KDA, Inc.) does not warrant or approve, in any way, the accuracy of this information and shall not be responsible for any discrepancy between this document and the existing conditions.

Prepared by: Marcus Kemmerer
Architect

INSPECTION CONDITIONS

2690 Orange, Front (F), Middle (M), Rear (R), Costa Mesa,
CA Front View,



Rear View.



CLIENT & SITE INFORMATION:

FILE #:

0501-0240.

DATE OF INSPECTION:

May 14, 2005.

TIME OF INSPECTION:

10 a.m.

CLIENT NAME:

Taylor Dent.

MAILING ADDRESS:

2177 Vista Entrada.

CLIENT CITY/STATE/ZIP:

Newport Beach, CA 92660.

CLIENT EMAIL:

tdintheoc@gmail.com.

INSPECTION SITE:

2690 Orange.

INSPECTION SITE CITY/
STATE/ZIP:

Costa Mesa, CA 92626.

CLIMATIC CONDITIONS:

WEATHER:

Clear.

SOIL CONDITIONS:

Dry.

APPROXIMATE OUTSIDE TEMPERATURE in F:

80-90.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES:

North.

ESTIMATED YEAR OF CONSTRUCTION:

1955.

BUILDING TYPE:

Apartments 3, Front (F), Middle (M), Rear (R)

STORIES:

1

SPACE BELOW GRADE:

Ground floor living area.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

Suburb.

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Buyers agent, Purchaser, Listing agent.

COMMENTS:

Recommend client/buyer obtain all permits for additions, upgrades or replacements to original structure. Un-permitted additions are not covered by this inspection and Alliance Property Inspections Service Inc. or the Inspector assumes no liability for conditions of these areas.

CLIMATIC CONDITIONS:**WEATHER:**

Clear.

SOIL CONDITIONS:

Dry.

**APPROXIMATE OUTSIDE
TEMPERATURE in F:**

80-90.

BUILDING CHARACTERISTICS:**MAIN ENTRY FACES:**

North.

**ESTIMATED YEAR OF
CONSTRUCTION:**

1955.

BUILDING TYPE:

Apartments 3, Front (F), Middle (M), Rear (R)

STORIES:

1

SPACE BELOW GRADE:

Ground floor living area.

UTILITY SERVICES:**WATER SOURCE:**

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:**AREA:**

Suburb.

HOUSE OCCUPIED?

Yes.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Buyers agent, Purchaser, Listing agent

COMMENTS:

Recommend client/buyer obtain all permits for additions, upgrades or replacements to original structure. Un-permitted additions are not covered by this inspection and Alliance Property Inspections Service Inc. or the Inspector assumes no liability for conditions of these areas.

PAYMENT INFORMATION:

TOTAL FEE:

\$425.00.

PAID BY:

Check. #1045.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

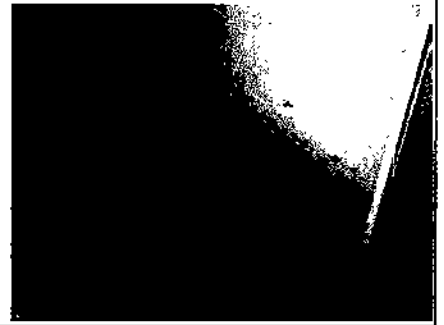
WALLS:

MATERIAL:

Stucco.

CONDITION:

Cracks noted are typical, Soil level in planter outside R front door is not sealed and can allow moisture to enter structure, paint and stucco is blistered,



TRIM:

MATERIAL:

Wood.

CONDITION:

Consult termite report for all areas of wood and wood damage in and around structure, Paint/finish needed as part of normal maintenance.

CHIMNEY:

MATERIAL:

None.

SLAB ON GRADE:

CONDITION:

Structures footings are not fully visible at time of inspection. No visible cracking or displacement of footings is visible at time of inspection. Slab is not visible due to carpet and/or floor covering - no readily visible problem are noted. Building is constructed on a 'floating slab', due to expansive soils in this area.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

No attic hatch provided/no attic present.

ROOF:

STYLE:

Flat/Low.



TYPE:

Rock and rolled composition on all units.



ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Appears serviceable within useful life with wear consistent for the age of home or material. View was obstructed by foliage- Trim as needed to prevent bald spots and rodents from accessing roof.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Rusty flashing is noted, Appears serviceable.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Partial.

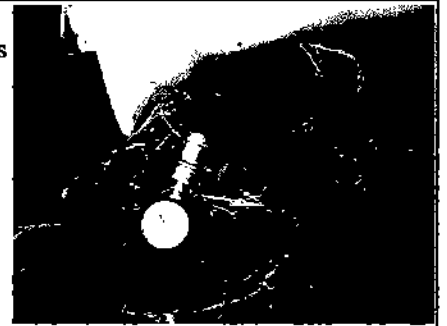
PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Copper water supply line to home is visible above ground to structure Main water shut off valve at home is a Ball Valve.



CONDITION:

Water pressure appears adequate between 60-80 PSI Main shut off valve at home is operational, No active leakage is noted at this time. Monitor in the future.



SUPPLY LINES:

MATERIAL:

Combination of materials (Copper pipe and Galvanized pipe) is visible supplying water to the plumbing fixtures Copper pipe is the visible water supply to all plumbing fixture Galvanized pipe is the visible water supply to all plumbing fixture

CONDITION:

Appears serviceable with wear and operation consistent with the age of material and structure, No leakage is noted, but monitor in the future A loss of water volume occurs when using multiple fixtures.

WASTE LINES:

MATERIAL:

Home is built on a slab and waste lines are not visible under slab.

CONDITION:

Appears serviceable, Unable to fully view pipes.

HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable, Leaks noted on rear unit.

Leaking faucet

WATER HEATER:

TYPE:

Gas.



Rear unit

SIZE:

40 Gallons.

DATE OF MANUFACTURE:

1992.

LOCATION:

Exterior closet accessible from patio, deck or yard on Rear unit.

CONDITION:

Water heater is not strapped to California Earthquake Guidelines. Recommend two (2) straps, one a third from the top and one a third from the bottom of water heater. Straps should be at least 1.5 inches wide and 16 gauge metal. Pressure relief valve noted, not tested, Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location, Exhaust vent missing screws or mechanical fasteners connections, Supply line valve is frozen or failed to operate properly and water cannot be shut-off to water heater. Recommend installing a new ball valve on supply line to water heater.

WATER HEATER #2:

TYPE:

Gas.



Middle unit water heater

SIZE:

40 Gallons.

DATE OF MANUFACTURE:

1993.

LOCATION:

Exterior closet accessible from patio, deck or yard for Front and Middle units.



Front unit

CONDITION:

Water heater is not strapped to California Earthquake Guidelines. Recommend two (2) straps, one a third from the top and one a third from the bottom of water heater. Straps should be at least 1.5 inches wide and 16 gauge metal. Pressure relief valve noted, not tested, Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this drain line be extended to a safe location, Exhaust vent missing screws or mechanical fasteners connections, A water shutoff valve is installed.

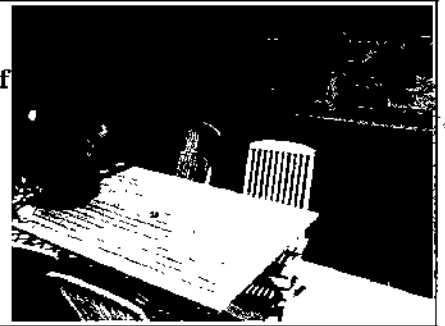


Ceiling damage in the front unit WH closet

FUEL SYSTEM:

**METER/TANK LOCATION-
CONDITION:**

Lines not fully visible. Underground gas leaks or damaged gas supply lines not visible or not in operation. System appears serviceable. Meter located at exterior of home in the Front unit back yard on at the time of inspection are not covered by this inspection.



HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY
UNIT:

Hall closet Rear unit.



SYSTEM TYPE:

Forced Air Unit (FAU)

FUEL TYPE AND NOTES:

Natural Gas, Electronic ignition is provided.

CAPACITY OF UNIT:

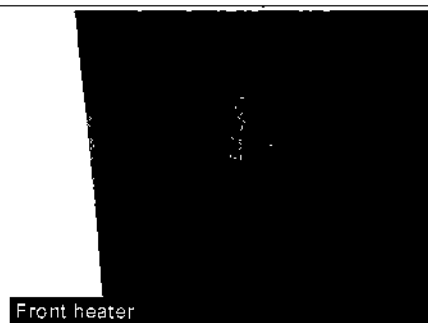
50,000 btu's.

APPROXIMATE YEAR OF
MANUFACTURE:

1984 R unit.

ADDITIONAL HEATING
SYSTEMS:

Gas wall heater in Front unit. Recommend further evaluation by the Gas Supplier due to age only, unit operated as expected for the age of material.



HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational, Corrosion is noted.

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical, System has been neglected, with no signs of recent servicing.

PUMP/BLOWER FAN:

System lacks cleaning. Fan compartment is dirty.

COMBUSTION AIR:

Appears serviceable.

VENTING:

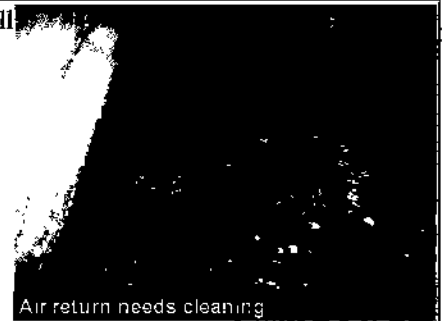
Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

Manufactures recommend that Air Filters installed on all Forced Air Units (FAU) be replaced after every 30 days of operation. Recommend cleaning the Air Return under the Forced Air Unit.



NORMAL CONTROLS:

Appear serviceable.

GENERAL SUGGESTIONS:

Suggest cleaning/servicing blower motor, pilot light, vent system and burners.

ADDITIONAL HEATING UNITS:

Middle unit Gas wall heater. Recommend further evaluation by the Gas Supplier due to age only, unit operated as expected for the age of material.



AIR CONDITIONING:

TYPE:

Pacific Ocean.

POWER SOURCE:

Solar.

COMPRESSOR AGE IN YEARS:

As Old as Time.

CAPACITY OF UNIT:

Infinite.

SYSTEM CONDITION:

Healthy.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

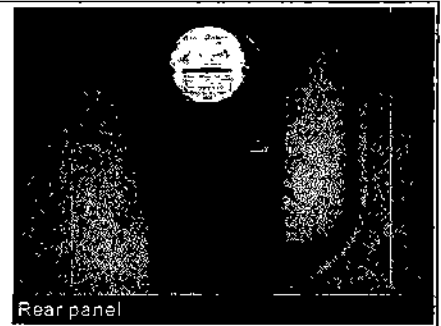
TYPE AND CONDITION:

Overhead, Circuit breakers all units.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Exterior of house, Appears serviceable 30 amp main breakers, could not access F, M,



Rear panel

Inspector Notes:

Circuit and wire sizing correct so far as visible, Electrical system appears outdated by today's standards. Upgrade should be considered.

CONDUCTORS:

ENTRANCE CABLES:

Copper.

BRANCH WIRING:

Copper, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

Stored items prevent access and testing at some outlets and switches. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. Some grounded type outlets did not appear to be properly grounded.

EXTERIOR ELECTRICAL:

CONDITION:

Loose exterior lighting fixtures in entry over rear unit, Patio lighting on middle unit not GFCI protected.



Un secured fixture

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Appears serviceable, It is recommended that new buyers change all exterior door locks after current tenant vacates.

OTHER EXTERIOR DOORS:

Sliding glass patio doors, Recommend cleaning sliding glass door tracks and weep holes as part of normal maintenance. Non tempered glass on middle unit, Standard side/rear door from Front and Rear unit. Irregular stoop on Middle unit master slider.



Irregular stoop and step

INTERIOR DOORS:

Hardware operational, Doors rub/stick/won't latch, Not operated because doors blocked or locked, wear on all units consistent with age of home and material. Repair as needed.

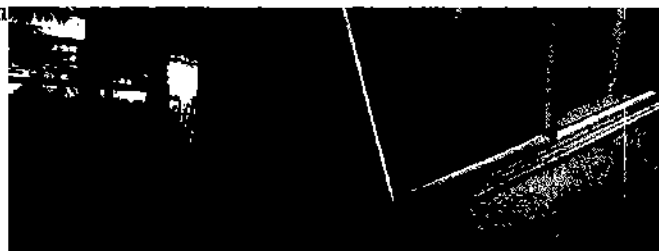
CABINETS & CLOSETS:

Interior cabinet and closet doors appear serviceable with wear and operation consistent with the age of home or material.

WINDOWS:

TYPE & CONDITION:

Steel crank style windows. Cracked or broken glass present in two windows of rear apartment. Make minor hardware repairs or improvements as needed.



Broken glass rear apartment

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Typical cracks noted, Stored items or furnishings prevent full inspection, Wall covering.

CEILINGS:

TYPE & CONDITION:

Drywall with acoustic texture, Typical cracks noted.

FLOORS:

TYPE & CONDITION:

Carpet, Tile squares, exposed concrete in middle unit. Stored items or furnishings prevent full inspection, Rugs and floor coverings prevent viewing of primary floor materials, Loose and damaged carpet from deferred maintenance.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:

None.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarms did not operate when tested, We suggest additional smoke detectors be installed in appropriate locations.

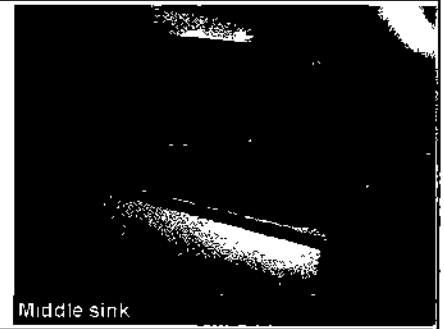
KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Minor wear noted, minor leaking on all faucets. Middle unit has heavy wear and signs of neglect.



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Gas, Free-standing all units. Appears serviceable with wear consistent for age of material.

DISHWASHER:

CONDITION:

None.

GARBAGE DISPOSAL:

CONDITION:

None installed.

OTHER BUILT-INS:

MICROWAVE:

None.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate), with moderate to heavy wear on all units, Signs of past water damage noted to cabinet below the kitchen sink on all units, recommend consulting termite report for condition of all areas of wood in the home.

WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable, Minor cracking noted, normal for the age of the home Floor covering is vinyl/linoleum, Appears serviceable, Wear noted.

WINDOWS/DOORS:

Appear serviceable, see Interior Window section for further details.

SWITCHES/FIXTURES/ OUTLETS:

Outlets within 6 feet of the sink are not GFCI protected in any units, recommend installing for safety.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Hall Rear unit.

CONDITION OF SINK:

The following problems were noted at the drain: Stopper did not operate properly.



Missing stopper rear bath

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable. Drain appears serviceable, Shower head appears serviceable, Low water volume is noted when two fixtures are operated simultaneously.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable, Caulk and seal all tub and shower areas as a precaution. Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area.



Moisture damage is dry

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA:

BATH LOCATION:

Hall Front unit.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable, Caulk and seal all tub and shower areas as a precaution.

BATH VENTILATION:

Appears serviceable.

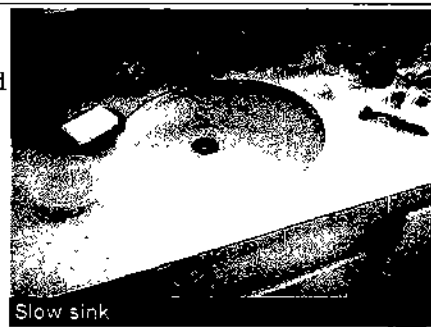
BATHROOM AREA:

BATH LOCATION:

Master bathroom Middle apartment.

CONDITION OF SINK:

The following problems were noted at the drain:
Drainage is a bit slower than normal. A licensed plumber should be called to make further evaluation and repairs as needed.



CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING

FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Cracked tile on shower floor.



BATH VENTILATION:

Appears serviceable.

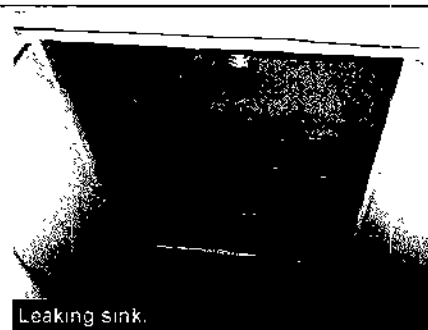
BATHROOM AREA:

BATH LOCATION:

Hall middle apartment.

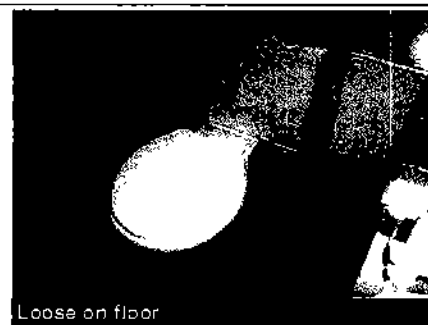
CONDITION OF SINK:

Leaking into cabinet from sink, repairs needed to plumbing and cabinet.



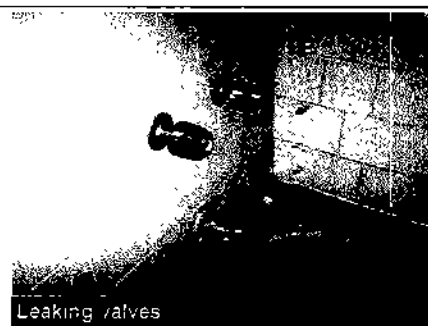
CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet is loose at floor, Minor plumbing repairs will be needed to restore proper operation.



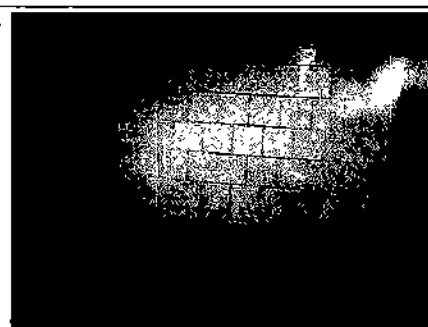
**TUB/SHOWER PLUMBING
FIXTURES:**

Minor leakage is noted at faucet handles.



TUB/SHOWER AND WALLS:

Moisture damage is seen at wall areas. Caulking and/or re-grouting is needed to prevent water intrusion.



BATH VENTILATION:

Exhaust fan did not operate. Repairs or replacement needed.

GROUND

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION:

Cracks noted are typical, Surface raised/settled, Repair needed, Tripping hazards.

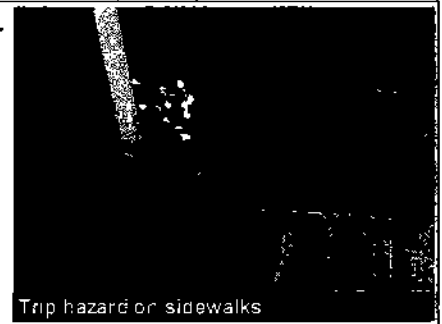
SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Surface raised/settled, Repair needed, Tripping hazards.



LANDSCAPING:

CONDITION:

Trim plants away from structure, Trees planted close to structure. Removal may be needed, Trees are touching or overhanging the roof. Damage is possible, Maintenance needed.

GRADING:

SITE:

Flat site, Grade at foundation appears serviceable, Evidence of poor drainage on Rear apartment front porch.

PATIO:

TYPE:

Concrete.

CONDITION:

Appears serviceable, Cracks noted - typical, Surface raised/settled, Tripping hazards.

PATIO/PORCH COVER:

TYPE:

Same as structure.

CONDITION:

Consult the termite report for the condition of all areas of wood in and around structure.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Settlement/rotation noted, signs of expansive soil.

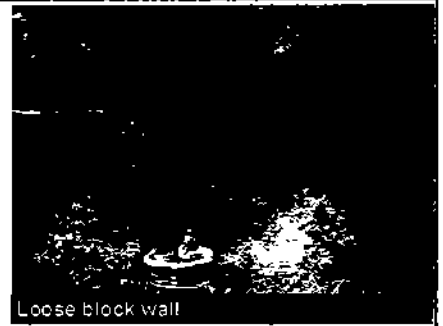
FENCES & GATES:

TYPE:

Wood, Masonry block wall.

CONDITION:

Unable to fully inspect due to cover, block wall in Rear unit back yard loose and should be secured for safety.



PICTURES

ADDITIONAL INSPECTION PICTURES:

PICTURE #1:

Hole in ceiling of front water heater closet should be patched.



PICTURE #2:

Irregular stoop off of slider in Middle apartment.



Middle unit master bath slider

PICTURE #3:

Cracks in stone patio cover in middle apartment.



Middle unit patio

PICTURE #4:

Front View of rear unit.



Front view

PICTURE #5:

Rear view middle unit.





CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**